

# Eucalyptus Grove Homeowners Association

## Board of Directors Meeting

### December 11, 2008

#### Minutes

(Subject to Board of Director's approval)

**Board President, Todd Matson**, called the meeting to order at 6:33 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

**Also in attendance** were:

Laura Foster,  
Marco Innocenti,  
Arthur Munoz,  
Craig Nicholson,  
James Nguyen (Bartlein and Company, Inc.), and Bill Bold (Scribe).  
Bill Burke, owner of #229

**Request by Owners:** Bill Burke of #229 inquired of a handicapped parking space closer to his unit. Board members will review.

**Meeting Minutes:** The **November Board Meeting minutes** (11/13/08) were reviewed and **approved** as presented.

**Treasurer's Report:**

	November '08	YTD
Total Income	\$68,318.25	\$849,265.96
Operating Expenses	79,113.66	343,142.27
Reserve Expenditures	6,450.00	164,814.88
Total Expenditures	85,563.66	507,957.15
Transfer to Reserve	(12,754.59)	(400,479.81)
Transfer from Reserve	30,000.00	60,000.00
Total in Savings	\$573,203.75	

James N. reported Operating Expenses are approximately 18% below budget allocation. The **November** Treasurer's Report was unanimously **accepted** as presented.

**Landscaping:** the Board tabled action on the bid from Progressive for landscaping wood chips pending Ms. Leyva's attendance at the next Board Meeting.

### Old Business

The Board addressed:

- **Moisture damage** (unit 104): decision on concrete swale installation held pending the City of Goleta final report on damage / required repairs, two bids received for construction of the swale;
- **Pool repairs:** pool and pool deck repairs have been completed and approved by EHS; sauna re-paneling is now complete; pursuant to the Pool Safety Act, a new type of drain is required for the Jacuzzi, the Board authorized Arthur M. to make the final decision on the drain installation after receiving additional information from

Perfect Pools, until the drain is installed, the Jacuzzi will be closed, caution tape and traffic cones blocking access to the Jacuzzi; Todd M. will inspect the pool and sauna repairs before authorizing the final (repairs) payment;

- **7628 path lighting:** James N. reported the four lights along the creek side path are now installed;
- **2009 Annual Meeting:** James N. verified Jan. 8, 2009, 6:30 pm, at the Goleta Valley Community Center as final time and place for the Annual Meeting;

## **New Business**

Items addressed:

- **Fire code:** the Board discussed the details of the Fire Code with respect to barbeque grills and open flame cooking devices used on patios and balconies at the Grove. A newsletter item will be posted on this subject;
- **Christmas tree recycling:** the Board approved placing a dumpster in the Phase III parking lot for Christmas tree collection;
- **Exercise equipment use:** the Board discussed establishing time limits on use of popular equipment in the Exercise Room. No action taken at this time;
- **Gardener bonus:** the Board discussed the annual Homeowner-contributed bonus for the gardener. An item will be posted in the January newsletter on this subject.

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 7:20 pm.

The next Board meeting is scheduled for **Thursday, January 8, 2009, immediately following the 2009 Annual Homeowner's Meeting** at the Goleta Valley Community Center, 5679 Hollister Ave., Goleta, CA. Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe